Assessment Office, City Hall,
October 15th, 1920.

THIRTIETH MEETING.

THE SPECIAL ASSESSMENT COMMITTEE OF NO.1 COMMITTEE meets in the Assessment Office, City Hall, on Friday, October 15th, 1920, at 8 p.m.

PRESENT: His Worship Mayor Little, Aldermen Cunningham, Bridge, Harley, and Messrs. S.Grant and J.G.Richter.

90. ASSESSMENT MATTERS.

S.Grant - London, Ont. Oct. 15th, 1920.

The Assessment of 1920 for the taxes of 1921 was increased over Ten Million Dollars. $3,163,340.00 of that amount came from the Business Section north of Horton Street South of Fullarton Street and West of Wellington Street.

While there has been little or no appeals from that section, there might be room for revising, which always will be, but I do not think that much increase may be hadm with the exception of new buildings, which seem to be few in number.

Residences are still selling at a much higher rate than the assessments, but sales are so irregular in value that it is no guide whatever, for equity of Assessment, and I do not think that the larger premises can be judiciously increased further.

The smaller buildings from $2,000.00 to $8,000.00 seem to have the premium as between sale and assessment some of them are sold at a premium two or three times in a month, but I feel that property is going to be steadier and much care is required in arriving at a value. Plumbing and heating should be of course taken into consideration, but in case of a forced sale, the finer and better the house, the greater is the sacrifice as to commercial value. I think possibly that the Business Centre of the City might be taken up for adjustment and also Dundas Street from Wellington to the East to the Annex boundary.

I think that the Assessors should be sent out about the first of November to prepare their work in the residential districts, but in my judgment there is not much room for radical changes, although there is some need for equalizing. Such changes do not add much to the assessment roll. The new residential buildings are principally in No.1 Ward.

I am not sure to what extent we will have to increase the number of Assessors, owing to the Ontario Franchise Act the names of all parties over 21 years of age, whetherassessable or not will have to be written up by the Assessors Clerks, this with the writing of all childrens'names between the age of 8 and 14 for the School Board as well as the enumeration of all children between the ages of 5 and 21 and 5 and 16, and with the dogs and the Statute labor records, constitutes quite a delay to the valuators. Dogs and School census ise about the only work we could take from the Assessors without fear of repetition.

I would recommend that the temporary assessors be engaged for six months, instead of five months from the first of February.

The Income Department has become very important. From 4,500 to 5,000 people have to be selected from the assessment rolls and notified as well as all employers of labor Corporations and Financial Institutions. The getting out of these notices is a great work, and it is the return of them, taking Statutory declarations and analyzing them for the use of the Assessors that is the important part of it, and filing them for reference is quite a lot of clerical work.

We have had a temporary writer for 6 months in each year, but I would recommend that a young man be employed permanently to assist in the office work.

His Worship Mayor Little in discussing the matter generally, suggested the introduction of a card index system, viz:- (a) the aim of equalization of assessment rather than increase of assessment, and (b) that the assessment should be made by the expert heads of departments, rather than by the men who went out on the general rounds.

Alderman Cunningham suggested the reduction of assessment on improvements and the increase on land.

His Worship Mayor Little and members of the Committee stated that the Committee were not adversly criticizing the work of the department, and that the assessment for 1920 on the whole had been reasonably satisfactory.

Mr. Richter referred to Statistics of Cities of Ontario showing assessment, and stated that the assessment of the City of London for 1920 was equal to the average assessment. He strongly approved of the card system and pointed out the difficulty of completing this work in a year. He had acted with Mr. Grant in adjusting the appeals of the Court of Revision and believed that the assessment as arrived at by Mr. Grant reasonable, but that apportionment between land and buildings might be more.

It appeared to be the concessus of opinion that the land only should be re-valued this year.

Inrreply to Mr. Richter's question as to this cause, it was pointed out by His Worship Mayor Little that Mr. Grant had asked for the assistance of Mr. Richter, and that the matter should be dealt with by these two men; that they should confer and if necessary report to the Committee.

It seemed to be the concensus of opinion that sufficient help should be secured to make satisfactory the work this year.

Upon motion the Committee adjourned.

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Chairman.

Committee Room, City Hall,
Oct. 28th, 1920.

THIRTY-FIRST MEETING.

THE SPECIAL RAILWAY CROSSING COMMITTEE meets in the Committee Room, City Hall, on Thursday, October 28th, 1920, at 8.15 p.m.
PRESENT: Aldermen J.C.Wilson (Chairman) Moorhead, and Drake, and His Worship Mayor Little.

91. GRADE SEPARATION (See pars. 11,31,51,68,77.)

W.D.Robb - Vice-President - Montreal Oct. 2nd, 1920.

I am in receipt of your letter of the 25th inst., suggesting a conference with your Committee with respect to plans for elevated tracks, subways or railway crossings.

In the absence of our President, who is in the West on an official inspection trip of the Arbitrators engaged in the valuation of the Road, my time is so taken up and my movements so uncertain, that it is not possible at this time to name a definite date for attending such a conference.

I might say, that in view of the existing arbitration proceedings, and prior to the Government formally taking over this property, any discussion of projected improvements involving large expenditures such as you have refefred to, should, obviously, be deferred.

However, I am quite willing to meet the Committee, either here or at London , at such date as may be mutually convenient.

His Worship Mayor Little states that he had been in communication with Mr. Carvel, and reported progress. He hoped that he would be able to secure the services of the Commission Engineer to report on the grade separation question.

Alderman Moorhead moves that the Clerk be instructed to write Mr. Robb requesting him to attend a meeting with the Committee, at the earliest possible date for the purpose of considering grade separation, and that the plans prepared by the City Engineer be submitted for consideration.

The motion of Alderman Moorhead is not voted upon in view of the fact that His Worship Mayor Little is taking the matter up with the Dominion Railway Commission, and the further consideration of the matter laid over.

92. RIDOUT STREET SUBWAY (See pars. above referred to).

H.A.Brazier - Oct. 18th, 1920.

As instructed by your Committee I have prepared and herewith submit for your consideration estimate of cost for the construction of a subway beneath the G.T.R. tracks at Ridout St. as per